

MANY HOMES IN LOWER MANHATTAN

5,164 of 24,611 in City South of 14th St.—Brooklyn Has Most, Bronx the Least.

Investigation has disclosed the surprising fact that there are more dwellings between Fourteenth and Fortieth streets than between Fourteenth and Fortieth streets. It has been found by actual tabulation that more than a fifth of the 24,611 dwelling houses within the boundaries of Manhattan and south of Fourteenth street are located north of Fortieth street to Fifteenth street, one which the average New Yorker considers one of the largest, perhaps the largest private house section in town, has less private houses than any other section.

Folks who have been here the longest time have been going in to New York for the last ten years will underestimate the inroads made by business in the territory between Fourteenth and Fortieth streets, which until trade and builders of trade buildings moved across the river, seemed to be the largest dwelling house section of the city. Only those who are intimately associated with the growth and development of various locations can picture this section as a locality still strongly possessed of dwellings. The greatest surprise is the large number of houses which had still stood north of Fourteenth street.

It is the general belief that years ago this territory practically was relieved of all reminders of the times when wealth and society were to be found south of that line. Business had so pushed north through the lower sections in the early days that only a few scattered dwellings were thought to have survived. But statistics of the Tax Department show that despite all this evolution 5,164 dwellings remain. South of Watt and Grand street the Tax Department found 2,519 dwellings between Grand and Watt streets and Fourteenth street 3,934 dwellings were counted.

Most of them are in Greenwich Village, the lower end of the Chelsea district and about Washington Square. It is only within comparatively recent times that any considerable number has been recorded by agents in these sections. Protected by a wall of sentiment far stronger, real estate explorers discovered, than restrictive measures, these old sections continued year after year without much change in character.

Sailors' Snug Harbor trustees played no small part in protecting the character of the West Side, however. Builders refused to pay the rents demanded for land and jumped across Fourteenth street, where resistance to left construction was slight. They carried building operations into block after block until only 536 dwellings are to be found between Fourteenth and Fortieth streets, the East River and the North River. South of Fifty-ninth street, the Builders were found 9,000 of the 24,611 dwellings in the city. The largest dwelling section is that between Fortieth and Ninety-sixth streets, where were 11,777 houses. North of Ninety-sixth street to 138th street were found 6,745 dwellings and north of that street to the end of the island were 749 dwellings.

When the count was made last year Brooklyn was found to have 6,293 dwellings. Two family houses in that borough totalled 50,178, while in Manhattan there were only 2,650 of this type of houses.

The distribution of dwellings and apartment houses in the five boroughs is shown in the following table:

	Non-Dwellings	Elev.	Rooms	Apartment	Houses	Rooms	Apartment	Houses	Rooms	Apartment	Houses	Rooms	Apartment	Houses	Rooms	Apartment	Houses	Rooms	Apartment	Houses	Rooms
Lofts	2-fam.	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Manhattan	24,611	5,164	49,000	2,519	1,424	47	372	17	1,296	1,424	47	372	17	1,296	1,424	47	372	17	1,296	1,424	47
Bronx	12,982	3,078	49,000	2,650	1,424	47	372	17	1,296	1,424	47	372	17	1,296	1,424	47	372	17	1,296	1,424	47
Brooklyn	12,982	6,078	49,000	2,650	1,424	47	372	17	1,296	1,424	47	372	17	1,296	1,424	47	372	17	1,296	1,424	47
Queens	15,438	1,514	49,000	2,650	1,424	47	372	17	1,296	1,424	47	372	17	1,296	1,424	47	372	17	1,296	1,424	47
Richmond	79	23	49,000	2,650	1,424	47	372	17	1,296	1,424	47	372	17	1,296	1,424	47	372	17	1,296	1,424	47

The distribution of buildings other than dwellings is shown as follows:

Office

Lofts

Buildings

Manufacturing

Warehouses

Stables

Garages

Shops

Stalls

Stalls